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S.F. CITY PLANNING COMMISSION
SUMMARY OF THE MEETINGS

1984 – 1985



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S.F. CITY PLANNING COMMISSION
SUMMARY OF THE MEETINGS

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/5/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
 // CITY PLANNING COMMISSION
 // SUMMARY OF THE
 REGULAR MEETING
 HELD
 THURSDAY
 // JANUARY 5, 1984
 ROOM 282, CITY HALL
 1:30 P.M.

DOCUMENTED COPY.

AUG 19 1985

PUBLIC HEARING

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Salazar, Rosenblatt and Wright.

ABSENT: None.

1:30 P.M.

I. Current Matters.

A. Director's Report.

1. CONSIDERATION OF INITIATION OF AMENDMENTS TO THE CITY PLANNING CODE TO EXTEND INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS, TO MODIFY STANDARDS FOR GENERAL ADVERTISING SIGNS IN COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS AND TO REQUIRE CONDITIONAL USE AUTHORIZATION IN ALL ZONING DISTRICTS FOR CONVERSION, OF EXISTING DWELLING UNITS ABOVE THE GROUND STORY, TO NON-RESIDENTIAL USE.

Approved/3 Resolutions 9895 9896 9897 Vote 6-0
 Absent: Commissioner Salazar.

2. CONSIDERATION OF INITIATION OF AN AMENDMENT TO THE CITY PLANNING CODE TO RECLASSIFY PROPERTY WITHIN THE FORMER HUNTER'S POINT NAVAL SHIPYARD GENERALLY THE AREA EAST OF GRIFFITH STREET, SOUTH OF KIRKWOOD AVENUE, WEST OF DONAHUE STREET AND NORTH OF CRISP AVENUE, PRESENTLY WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, FROM AN M-2 TO AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Resolution 9898 Vote 6-0
 Absent: Commissioner Salazar.

B. Commissioners' Questions and Matters.

2:00 P.M.

2. 83.620D - 2454 NORIEGA STREET, NORTH SIDE BETWEEN 31ST AND 32ND AVENUES, CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8312037 FOR A FINANCIAL OFFICE/LOAN OFFICE WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to take discretionary review.

Vote 7-0

3. 83.620D - 2454 NORIEGA STREET, NORTH SIDE BETWEEN 31ST AND 32ND AVENUES, DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8312037 FOR A FINANCIAL OFFICE/LOAN OFFICE WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Public testimony taken from the following:

1. Steve Mitchell, representing the project sponsor.
2. Ron Russell, representing the project sponsor.

Disapproved

Motion 9899M

Vote 7-0

4. 83.439C - 976 SOUTH VAN NESS AVENUE, WEST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 9 IN ASSESSOR'S BLOCK 3610; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT THE ENLARGEMENT OF A CHURCH IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
NOTE: Proposed for indefinite continuation.

Continued indefinitely.

Vote 7-0

5. 83.536C - 1545-51 AND 1563 PAGE STREET, SOUTH SIDE BETWEEN ASHBURY AND MASONIC STREETS, LOTS 24-26 IN ASSESSOR'S BLOCK 232; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT EXPANSION OF A PRIVATE HIGH SCHOOL IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

NOTE: Proposed for continuation to February 2, 1984.

Passed motion to continue to February 2, 1984.

Vote 7-0

6. 83.557C - 100 DIAMOND STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 2 IN ASSESSOR'S BLOCK 2693; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN EMERGENCY YOUTH SHELTER DETERMINED TO BE A RESIDENTIAL CARE FACILITY UNDER THE CITY PLANNING CODE FOR UP TO 20 PER NIGHT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

2:00 P.M. (Cont)

6. (Cont)

Public testimony taken from the following:

1. Pat Cannon, representing Catholic Social Services.
2. Joe Lacey, representing Old St. Mary's Housing Committee.
3. Margaret Brodtkin, representing Youth Emergency Services Coalition.
4. Martha Roditsee, a neighborhood resident.
5. Russ Zellers, a neighborhood resident.
6. Mike Cahalin, " " " "

Approved

Motion 9900

Vote 7-0

7. 83.609C - LAGUNA HONDA HOSPITAL GROUNDS, LAGUNA HONDA BOULEVARD, SOUTH OF CLARENDON AVENUE, PORTION OF LOT 7 IN ASSESSOR'S BLOCK 2842; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT CONSTRUCTION OF TWO EARTH SATELITE RECEIVER DISHES IN A P (PUBLIC USE) DISTRICT.

Approved

Motion 9901M

Vote 7-0

8. 83.609CR - LAGUNDA HONDA HOSPITAL GROUNDS; REVIEW FOR CONSISTENCY WITH MASTER PLAN, LEASE OF A PORTION OF GROUNDS FOR TWO EARTH SATELITE RECEIVERS.

Passed motion finding Master Plan Consistency. Vote 7-0

2:45 P.M.

9. 83.468T - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTIONS 302 AND 306.6 OF THE CITY PLANNING CODE AND THE ADDITION OF A NEW SECTION 302.5 THEREOF: (1) AMENDING THE DEFINITION OF "INTERESTED PROPERTY OWNER" WHO MAY INITIATE A ZONING OR SETBACK PROCEEDING; (2) ESTABLISHING POLICIES, PROCEDURES AND STANDARDS FOR ADMINISTRATIVE INTERIM ZONING CONTROLS WHICH MAY BE IMPOSED BY THE BOARD OF SUPERVISORS OR THE CITY PLANNING COMMISSION; (3) DELETING THE PRESENT SECTION 302(e) WHICH MAKES PERMIT APPLICATIONS FILED SUBSEQUENTLY TO THE INITIATION OF A RECLASSIFICATION APPLICATION SUBJECT TO SAID APPLICATION; (4) CLARIFYING "VESTING" AS IT APPLIES TO THE BUILDING PERMIT APPLICATION REVIEW PROCESS; (5) OTHER NON-SUBSTANTIVE CHANGES TO CONFORM THESE SECTIONS TO THE PROPOSED AMENDMENTS AND ADDITIONS.
(Continued from the Regular Meeting of December 1, 1983)

2:45 P.M. (Cont)

9. (Cont) Public testimony taken from the following:

1. Marsha Rosen, an attorney, representing a coalition of neighborhood and public interest groups.
2. Judith Robinson, representing the Telegraph Hill Dwellers.
3. Bill Meyers, representing the Russian Hill Associates.
4. Alton Chin, representing the Chinatown Neighborhood Improvement Resource Center.

Disapproved (Kopp)

Resolution No. 9902

Vote 7-0

Approved (DCP-CPC)

Resolution No. 9903

" "

10. 83.280C - 500-502 - 35TH AVENUE, NORTHEAST CORNER AT GEARY BOULEVARD, LOT 44 IN ASSESSOR'S BLOCK 1510; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A POST-SECONDARY SCHOOL IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Disapproved

Motion 9904M

Vote 7-0

11. 83.368C - 446 RANDOLF STREET, NORTHEAST CORNER AT ARCH STREET, LOT 24 IN ASSESSOR'S BLOCK 7087; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A COMMUNITY CENTER IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to January 19, 1984.

Vote 7-0

12. 83.471C - 1201 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT MODIFICATION OF CONDITIONS FOR A NON-CONFORMING USE, CONDITIONAL USE RESTAURANT IN AN RM-2 (MIXED RESIDENTIAL MODERATE DENSITY) DISTRICT.

Public testimony taken from the following:

1. Arlo H. Smith, representing the applicant.
2. Robert Lau, " " "
3. Bob Gissard, a neighborhood resident.
4. Robert Reinman, " "
5. Charles Hines, " "
6. Ed Milbur, " "
7. Marc Krystal, the applicant.
8. Jim Fortinos, representing the Sunset Neighbors United.
9. Marjorie Monagen, " " " "
10. Ruth Call, " " " "
11. Marie Chambers, " " " "
12. Gene Pearl, " " " "
13. John Bardis, " " " "
14. Dennis Antenore, " " " "

2:45 P.M. (Cont)

12. (Cont) Passed motion of intent to disapprove and continued to January 12, 1984.

Vote 7-0

13. 83.504C - 2479 DIAMOND STREET, NORTH SIDE BETWEEN MORELAND AND FARNUM STREETS, LOT 13 IN ASSESSOR'S BLOCK 7549; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT TWO DWELLINGS ON A LOT CONTAINING 6,500 SQUARE FEET IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved

Motion 9905M

Vote 7-0

3:30 P.M.

14. 83.544U - 4105 19TH STREET, SOUTHWEST CORNER AT CASTRO STREET, LOT 1 IN ASSESSOR'S BLOCK 2696; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONVERSIONS OF RESIDENTIAL USE TO COMMERCIAL OFFICE SPACE - ON THE SECOND FLOOR (CONVERSION ALREADY EXISTING WITHOUT PERMITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE CASTRO STREET SPECIAL USE DISTRICT.

Disapproved

Motion 9906M

Vote 7-0

15. 83.559U - 1980 UNION STREET, NORTH SIDE BETWEEN BUCHANAN AND OCTAVIA STREETS, LOT 13 IN ASSESSOR'S BLOCK 531; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR RESTAURANT EXPANSION BY PROVIDING ADDITIONAL SEATING IN AN C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE UNION STREET SPECIAL USE DISTRICT.

Passed motion of intent to approve and continued to January 12, 1984.

Vote 7-0

16. 83.575U - 3938 24TH STREET, NORTHEAST CORNER AT NOE STREET, LOT 17 IN ASSESSOR'S BLOCK 3654; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A SAVINGS AND LOAN EXPANSION OF APPROXIMATELY 1,300 SQUARE FEET IN AN RC-1 (RESIDENTIAL COMMERCIAL COMBINED, LOW DENSITY) DISTRICT, WITHIN THE NOE VALLEY SPECIAL USE DISTRICT.

Passed motion of intent to approve and continued to January 12, 1984.

Vote 7-0

3:30 P.M. (Cont)

17. 83.574U - 2275 MARKET STREET, SOUTH SIDE BETWEEN NOE AND SANCHEZ STREETS, LOT 13 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT (SUSHI BAR) IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITH THE UPPER MARKET STREET SPECIAL USE DISTRICT.

Approved

Motion 9907M

Vote 7-0

4:00 P.M.

18. 82.221EVD - 4750-5 BALBOA STREET, NORTHEAST CORNER AT LAPLAYA STREET, LOTS 5B, 5G IN ASSESSOR'S BLOCK 1591; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8202130 TO CONSTRUCT SIX (6) 3-STORY TOWNHOUSE UNITS OVER PARKING FOR SIX (6) AUTOMOBILES, REQUIRING A REAR YARD VARIANCE AND COASTAL PERMIT.

Public testimony taken from the following:

1. John Walsh, the project architect.
2. Marion Coward, a neighborhood resident.
3. Andrew Butler, representing the Open Space Advisory Comm.
4. Jonathul Bulkley, representing the Planning Association of the Richmond District.
5. Maurice Rolland, a neighborhood resident.
6. Dave Warren, " " " .
7. Joyce Aves, " " " .
8. Vivian Goodwin, " " " .
9. Lisa Davis, " " " .
10. Luis Pievs, " " " .
11. Dick Grosgold, " " " .
12. Peggy Evans, " " " .

Passed motion of intent to approve and continued to January 12, 1984.

Vote: 7-0

19. 83.278R - STOCKTON STREET, BETWEEN BROADWAY AND ELLIS STREETS; REVIEW FOR CONSISTENCY WITH MASTER PLAN, CHANGING OFFICIAL SIDEWALK WIDTHS.

Passed motion finding Master Plan consistency.

Vote 7-0

5:00 P.M.

20. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITH THE NORTHEAST WATERFRONT HISTORIC DISTRICT.

(Continued from the Regular Meeting of December 1, 1983)

Passed motion to continue to March 1, 1984. Vote 7-0

21. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, FOR DISAPPROVAL.

(Continued from the Regular Meeting of December 1, 1983)

Passed motion to continue to March 1, 1984. Vote 7-0

22. 82.418EVA - 1171 SANSOME STREET, WEST SIDE OF SANSOME BETWEEN GREEN AND FILBERT STREETS, LOT 40 IN ASSESSOR'S BLOCK 113; DISCRETIONARY REVIEW FOR BUILDING PERMIT APPLICATION NO. 8206714-S FOR CONSTRUCTION OF AN 85-FOOT HIGH MIXED USE RESIDENTIAL AND COMMERCIAL STRUCTURE ON A VACANT SITE WITHIN THE NORTHEAST WATERFRONT HISTORIC DISTRICT.

(Continued from the Regular Meeting of December 1, 1983)

Passed motion to continue to March 1, 1984. Vote 7-0

ADJOURNED: 7:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

1/12/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS IN SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

— SAN FRANCISCO
 = CITY PLANNING COMMISSION
 = SUMMARY OF THE
 = REGULAR MEETING
 HELD
 THURSDAY
 JANUARY 12, 1984
 ROOM 282, CITY HALL
 1:00 P.M.

DOCUMENTS DEPT.

AUG 19 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

1:00 P.M.

I. Current Matters.

A. Director's Report.

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SEEK A SUPPLEMENTARY BUDGET APPROPRIATION FOR AN AMOUNT NOT TO EXCEED \$645,850 TO PROVIDE FOR THE PREPARATION OF A PLAN AND PERMANENT ZONING CONTROLS FOR THE SOUTH OF MARKET AND BAYSHORE INDUSTRIAL AREAS.

Approved

Resolution No. 9908

Vote 6-0

Absent: Commissioner Salazar.

B. Commissioners' Questions and Matters.

2. 82.221EVD - 4750-55 BALBOA STREET, NORTHEAST CORNER AT LAPLAYA STREET, LOTS 5B AND 5G IN ASSESSOR'S BLOCK 1591; CONSIDERATION OF MOTION APPROVING BUILDING PERMIT APPLICATION NO. 8202130 UNDER DISCRETIONARY REVIEW.

(Continued from the Regular Meeting of January 5, 1984)

Approved

Motion 9910M

Vote 4-2

Absent: Commissioner Salazar.

Voting No: Commissioner Bierman and Nakashima.

1:00 P.M. (Cont)

3. 83.559U - 1980 UNION, NORTH SIDE BETWEEN BUCHANAN AND OCTAVIA STREETS, LOT 13 IN ASSESSOR'S BLOCK 531; CONSIDERATION OF MOTION APPROVING SPECIAL USE FOR RESTAURANT FLOOR AREA EXPANSION.
(Continued from the Regular Meeting of January 5, 1984)

Approved Motion 9912M Vote 5-1
Voting No: Commissioner Rosenblatt.
Absent: Commissioner Salazar.

4. 83.475U - 3998 24TH STREET, NORTHEAST CORNER AT NOE STREET, LOT 17 IN ASSESSOR'S BLOCK 3654; CONSIDERATION OF MOTION DISAPPROVING SPECIAL USE CONVERSION OF 2ND FLOOR FOR COMMERCIAL PURPOSES.
(Continued from the Regular Meeting of January 5, 1984)

Approved Motion 9911M Vote 4-1
Voting No: Commissioner Karasick.
Absent: Commissioner Bierman and Salazar.

5. 83.471C - 1201 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731; CONSIDERATION OF MOTION DISAPPROVING MODIFICATION OF CONDITIONS FOR EXISTING CONDITIONAL USE RESTAURANT TO ALLOW A SECOND KITCHEN.
(Continued from the Regular Meeting of January 5, 1984)

Disapproved Motion 9912M Vote 6-0
Absent: Commissioner Salazar.

1:30 P.M.

6. 83.625T - INTERIM MORATORIUM ON OFFICE AND HOTEL DEVELOPMENT IN ALL COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS. CONSIDERATION OF AN ORDINANCE AMENDING THE CITY PLANNING CODE TO ESTABLISH INTERIM PROHIBITION ON ALL OFFICE AND HOTEL PROJECTS OVER 50,000 NEW GROSS SQUARE FEET IN THE C-1 (NEIGHBORHOOD SHOPPING), C-2 (COMMUNITY BUSINESS), C-3 (DOWNTOWN COMMERCIAL), C-M (HEAVY COMMERCIAL), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) DISTRICTS, AND INTERIM PROHIBITION ON DEMOLITION OF LANDMARK BUILDINGS AND OF SPECIFIED HERITAGE-RATED BUILDINGS, BY ADDING SECTION 175.1 TO THE PLANNING CODE; THE ORDINANCE WOULD EXEMPT PROJECTS WITHIN THE JURISDICTION OF THE PORT OF SAN FRANCISCO, THE SAN FRANCISCO UNIFIED SCHOOL DISTRICT AND THE SAN FRANCISCO REDEVELOPMENT AGENCY; WOULD EXEMPT PROJECTS FOR WHICH BUILDING PERMIT APPLICATIONS OR CONDITIONAL USE AUTHORIZATIONS HAVE BEEN APPROVED BY THE CITY PLANNING COMMISSION; WOULD EXEMPT CERTAIN PROJECTS WHICH INCLUDED CONVERSION TO OFFICE USES OF LANDMARK OR HERITAGE-RATED BUILDINGS; WOULD EXEMPT CERTAIN BUILDING PERMIT APPLICATIONS FOR WHICH BOTH

1:30 P.M. (Cont)

6. (Cont) BUILDING PERMIT APPLICATIONS AND PRELIMINARY DRAFT ENVIRONMENTAL IMPACT REPORTS WERE FILED WITH THE CITY AS OF AUGUST 25, 1983, AND WOULD REQUIRE THAT THE CITY PLANNING CONSIDER THESE APPLICATIONS UNDER THEIR CONDITIONAL USE AUTHORITY AND INCLUDE IN THIS CONSIDERATION SPECIFIC RULES AND GUIDELINES IN THE PROPOSED DOWNTOWN PLAN PUBLISHED ON AUGUST 25, 1983; ALL TO BE EFFECTIVE UNTIL AUGUST 25, 1984, OR UNTIL ADOPTION OF PERMANENT CONTROLS ON THE DOWNTOWN, WHICHEVER IS SOONER. THE PROPOSED INTERIM CONTROLS ARE SIMILAR TO THOSE CONSIDERED BY THE CITY PLANNING COMMISSION ON NOVEMBER 10, 1983, AND BY THE BOARD OF SUPERVISORS ON NOVEMBER 14, 1983.

Approved Resolution No. 9913 Vote 6-0
Absent: Commissioner Salazar.

2:00 P.M.

7. 83.384L - CONSIDERATION OF THE WILLIAM VALE HOUSE, AT 2226 CALIFORNIA STREET, LOT 7 IN ASSESSOR'S BLOCK 637, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9914 Vote 6-0
Absent: Commissioner Salazar.

8. 83.375L - CONSIDERATION OF NOTRE DAME DE VICTORIORES, AT 544-566 BUSH STREET, LOTS 12 AND 24 IN ASSESSOR'S BLOCK 271, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9915 Vote 6-0
Absent: Commissioner Salazar.

9. 82.659L - CONSIDERATION OF ST. BONIFACE CHURCH AT 133 GOLDEN GATE AVENUE, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 349, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9916 Vote 6-0
Absent: Commissioner Salazar.

2:00 P.M.

10. 83.560L - CONSIDERATION OF GRACE CATHEDRAL CLOSE, AT 1051 TAYLOR STREET, ASSESSOR'S BLOCK 246, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9917 Vote 5-1
Voting No: Commissioner Rosenblatt.
Absent: Commissioner Salazar.

11. 83.596L - CONSIDERATION OF THE FIRST CONGREGATIONAL CHURCH AT 432 MASON STREET, LOT 9 IN ASSESSOR'S BLOCK 307, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9918 Vote 4-2
Voting No: Commissioners Karasick and Rosenblatt.
Absent: Commissioner Salazar.

12. 83.426C - BLOCKS BOUNDED BY ARMSTRONG AVENUE, ON THE NORTH, GRIFFITH STREET ON THE SOUTH AND HAWES STREET ON THE WEST, ALL OF ASSESSOR'S BLOCKS 4877 AND 4852; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AUTO DISMANTELING IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

(Continued from the Regular Meeting of December 8, 1983)

Disapproved Motion 9919M Vote 6-0
Absent: Commissioner Salazar.

2:30 P.M.

13. 83.411ECZ - 3200 ARMY STREET (FORMER COGSWELL COLLEGE), NORTHWEST CORNER OF FOLSOM STREET, LOT 1 IN ASSESSOR'S BLOCK 6572; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 138 UNIT RESIDENTIAL PLANNED UNIT DEVELOPMENT, ALSO DESCRIBED UNDER THE FOLLOWING CALENDAR ITEMS 14 AND 15.

Passed motion to continue to January 19, 1984. Vote 7-0

14. 83.411ECZ - 3200 ARMY STREET (FORMER COGSWELL COLLEGE), NORTHWEST CORNER AT FOLSOM STREET, LOT 1 IN ASSESSOR'S BLOCK 6572; REQUEST TO RECLASSIFY PROPERTY FROM RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to January 19, 1984. Vote 7-0

JANUARY 12, 1984

2:30 P.M. (Cont)

15. 83.411ECZ - 3200 ARMY STREET, (FORMER COGSWELL COLLEGE), NORTHWEST CORNER AT FOLSOM STREET, LOT 1 IN ASSESSOR'S BLOCK 6572; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 138 DWELLING UNITS AND 138 PARKING SPACES, REQUIRING EXCEPTIONS FOR REAR YARDS, OFF-STREET PARKING, AND DENSITY IN Rh-3 (HOUSE, THREE-FAMILY) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY DISTRICTS INITIATED RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to January 19, 1984.

Vote 7-0

3:00 P.M.

16. 83.18EC - 4150 17TH STREET AT EUREKA STREET, LOTS 30, 30B, 30B, 30C AND 99 IN ASSESSOR'S BLOCK 2623; APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 48-UNIT, 4-STORY RESIDENTIAL DEVELOPMENT (COMPRISED OF 6 BUILDINGS) WITH 48 PARKING SPACES; AFTER DEMOLITION OF 2 EXISTING DWELLINGS; REQUIRING CONDITIONAL USE AUTHORIZATION.

NOTE: Proposed for continuation to February 2, 1984.

Passed motion to continue to February 2, 1984.

Vote 6-0

Absent: Commissioner Salazar.

17. 83.212ECV - 54 MC ALLISTER STREET, BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE (DOROTHY DAY COMMUNITY) CONSTRUCTION OF A SIX AND EIGHT-STORY, 23,000 SQUARE-FOOT, 100-UNIT RESIDENTIAL DEVELOPMENT FOR LOW AND MODERATE INCOME ELDERLY PERSONS, WITH 11 PARKING SPACES PROVIDED.

(Continued from the Regular Meeting of December 1, 1983)

NOTE: Proposed for continuation to January 19, 1984.)

Passed motion to continue to January 19, 1984.

Vote 7-0

18. 83.212ECV - 54 MC ALLISTER STREET, BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR HEIGHT EXCEEDING 40 FEET (APPROXIMATELY 112 FEET) IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL), PROPOSED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) AND 240-H HEIGHT AND BULK DISTRICTS.

(Continued from the Regular Meeting of December 1, 1983)

NOTE: Proposed for continuation to January 19, 1984.

Passed motion to continue to January 19, 1984.

Vote 7-0

19. 83.149EC - 1130-50 SACRAMENTO STREET AT SPROULE LANE, LOTS 10, 11, 33, 34, 44 AND 45 IN ASSESSOR'S BLOCK 222; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BUILDING EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 160 FEET AND 52 FEET) IN AN RM-3 AND RM-4 (MIXED RESIDENTIAL, MEDIUM AND HIGH DENSITY) DISTRICTS; AND A 160-A HEIGHT AND BULK DISTRICT.

Passed motion to continue to January 19, 1984.
Absent: Commissioner Salazar.

Vote 6-0

4:00 P.M.

20. 82.463E - 505 MONTGOMERY STREET, BETWEEN SACRAMENTO AND COMMERCIAL STREETS, LOTS 5, 6, 6A, 7, 8, 9, 10, 11, 27 AND 28 IN ASSESSOR'S BLOCK 227; PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR RETENTION OF 2 BUILDINGS AT 638-640 SACRAMENTO STREET AND 653-655 COMMERCIAL STREET. DEMOLITION OF 8 BUILDINGS. CONSTRUCTION OF A 26-STORY, 350-FOOT-TALL BUILDING INCLUDING ABOUT 327,250 GROSS SQUARE FEET OFFICE, 9,900 GROSS SQUARE FEET RETAIL, 23 PARKING SPACES WITH 2 LOADING SPACES OFF SACRAMENTO STREET PLUS 27,040 GROSS SQUARE FEET OFFICE AND 2,200 GROSS SQUARE FEET RETAIL IN RETAINED BUILDINGS.

Passed motion to close the public hearing.

Vote 7-0

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

21. 82.591E - 461, 501 SECOND STREET, 380 BRYANT STREET AND 40 STERLING STREET (SECOND STREET SQUARE PROJECT); LOT 70 IN ASSESSOR'S BLOCK 3764 AND LOTS 54 AND 55 IN ASSESSOR'S BLOCK 3774; CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR CONVERSION OF VACANT INDUSTRIAL SPACE TO OFFICE AND/OR TRADE MART USE, AND CONSTRUCTION OF THREE ADDITIONAL STORIES TOTALING 60,000 GROSS SQUARE FEET FOR A PROJECT TOTALING 443,000 GROSS SQUARE FEET.

Approved

Motion 9920M

Vote 7-0

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

5:00 P.M. (Cont)

22. 82.591EC - 461,501 SECOND STREET, 355, 380 BRYANT STREET, AND 40 STERLING STREET (SECOND STREET SQUARE PROJECT) LOT 70 IN ASSESSOR'S BLOCK 3764 AND LOTS 54 AND 55 IN ASSESSOR'S BLOCK 3774; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE UNDER SECTIONS 303 AND 304 TO PERMIT A PLANNED UNIT DEVELOPMENT, AND UNDER SECTION 271 TO PERMIT EXCEPTIONS FROM THE BULK REQUIREMENTS OF THE CITY PLANNING CODE, IN CONNECTION WITH THE PROPOSED CONVERSION OF VACANT INDUSTRIAL SPACE TO OFFICE AND/OR TRADE MART USE, AND THE CONSTRUCTION OF THREE ADDITIONAL STORIES TOTALING 60,000 GROSS SQUARE FEET, FOR A PROJECT TOTALING 443,000 GROSS SQUARE FEET, IN AN M-1 (LIGHT INDUSTRY) USE DISTRICT, AND A 105-F HEIGHT AND BULK DISTRICT.

Approved Motion 9921M
Voting No: Commissioner Karasick.

Vote 6-1

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

ADJOURNED: 7:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

21
19/84

SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 19, 1984
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

1:30 P.M.

1. Current Matters.

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO TRANSMIT TO THE BOARD OF SUPERVISORS REGARDING CITY PLANNING COMMISSION'S POSITION ON MTC'S STAFF RECOMMENDATION ON NEW RAIL STARTS AND EXTENSIONS.

Public testimony taken from the following:

1. Dick Morton, representing the San Francisco Chamber of Commerce.
2. Norman Rolph, representing San Francisco Tomorrow.
3. Mike McGill, representing SPUR.
4. Harriett Levy, representing San Francisco Forward.
5. Robert Eppifano, representing the San Francisco Airports Comm.

Approved

Resolution No. 9922

Vote 7-0

B. Commissioners' Questions and Matters.

Election of Officers:

IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY PLANNING COMMISSION, THE PRESIDENT AND VICE PRESIDENT OF THE COMMISSION "SHALL BE ELECTED AT THE FIRST REGULAR MEETING OF THE COMMISSION HELD ON OR AFTER THE 15TH DAY OF JANUARY OF EACH YEAR; OR AT A SUBSEQUENT MEETING, THE DATE WHICH SHALL BE FIXED BY THE COMMISSION AT THE FIRST REGULAR MEETING ON OR AFTER THE 15TH DAY OF JANUARY EACH YEAR".

Passed a motion retaining current officers.

Vote 7-0

1:30 P.M. (Cont)

2. 83.149EC - 1130-50 SACRAMENTO STREET AT SPROULE LANE, LOTS 10, 11, 33, 34, 44 AND 45 IN ASSESSOR'S BLOCK 222; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BUILDING EXCEEDING HEIGHT OF 40 FEET (APPROXIMATELY 160 FEET AND 52 FEET) IN AN RM-3 AND RM-4 (MIXED RESIDENTIAL, MEDIUM AND HIGH DENSITY) DISTRICTS; AND A 160-A HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of January 12, 1984)

Public testimony taken from the following:

1. Timothy Tosta, an attorney representing the project sponsor.
2. Jeffrey Heller, the project architect.
3. Betty Landis, representing the Open Space Advisory Committee.
4. Mrs. Irene Flood, a neighborhood resident.
5. Col. John Flynn, a neighborhood resident.
6. Robert Friese, an attorney, representing the Nob Hill Trust Group.
7. Robert Olson, representing the Nob Hill Historical Society.
8. Carl Smith, representing opposing neighborhood residents.
9. Paul Loegusch, representing opposing neighborhood residents.
10. Don Goodrich, representing opposing neighborhood residents.
11. Norbert Dickman
12. Vincent Mullins, representing the Parklane Apartments.
13. Linda Chapman, representing the Nob Hill Neighbors.
14. Burton Goldstein, a neighborhood resident.
15. Elizabeth Griffinger, " " "
16. Robert McCarty, an attorney representing the Lilli Ann Corporation.
17. Stanley Herstein, a neighborhood resident.
18. Robert Hockwald, " " "
19. Charlie Hurst, " " "
20. Ed Garberini, " " "
21. Fred Fallinger, " " "
22. Harold Dobbs, representing the project sponsor.
23. Marriett Bosari, " " " " "

Passed a motion rescinding final Negative Declaration adopted October 27, 1983 by Commission Resolution No. 9847 and continued Negative Declaration to February 9, 1984.

Vote 7-0

JANUARY 19, 1984

2:00 P.M.

3. 83.406Q - 2601 CHESTNUT STREET, SOUTH SIDE BETWEEN LYON AND BAKER STREETS, LOT 1 IN ASSESSOR'S BLOCK 933, 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION; REQUEST EXCEPTION FROM THE LOW AND MODERATE INCOME REQUIREMENTS OF THE SUBDIVISION CODE.
(Joint Hearing with the Department of Public Works)

Approved

Motion 9923M

Vote 6-1

Voting No: Commissioner Bierman.

4. 83.355Q - 333 PRESIDIO AVENUE, WEST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 3 IN ASSESSOR'S BLOCK 1008; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION, REQUESTING EXCEPTION FROM THE LOW AND MODERATE-INCOME REQUIREMENTS OF THE SUBDIVISION CODE.
(Joint Hearing with the Department of Public Works)

Passed motion to continue to February 16, 1984.

Vote 7-0

5. 83.21EC - 440 TURK STREET NEAR HYDE STREET, LOT 5 IN ASSESSOR'S BLOCK 336; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE ABOVE THE GROUND FLOOR IN A PROPOSED RC-4 (RESIDENTIAL COMMERCIAL, COMBINED, HIGH DENSITY) DISTRICT AND FOR HEIGHT OVER 40 FEET IN A PROPOSED R DISTRICT, TO CONSTRUCT A MIXED USE BUILDING UP TO 130 FEET IN HEIGHT, WITH 89 DWELLING UNITS FOR ELDERLY, 25,000 SQUARE FEET OF OFFICES AND 40-50 PARKING SPACES, AFTER DEMOLITION OF 16,850 SQUARE-FOOT OFFICE BUILDING AND REMOVAL OF A 30-CAR PARKING LOT. THE SITE IS WITHIN A C-3-C (DOWNTOWN GENERAL COMMERCIAL) DISTRICT, 130-E HEIGHT AND BULK DISTRICT, AND THE INITIATED Rc-4 (RESIDENTIAL COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

Passed motion to continue to February 16, 1984.

Vote 7-0

3:00 P.M.

6. 83.212ECV - 54 MC-ALLISTER STREET, BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE (DORTHY DAY COMMUNITY) CONSTRUCTION OF A SIX AND EIGHT-STORY, 23,000 SQUARE-FOOT, 100-UNIT RESIDENTIAL DEVELOPMENT FOR LOW AND MODERATE-INCOME ELDERLY PERSONS, WITH 11 PARKING SPACES PROVIDED.
(Continued from the Regular Meeting of January 12, 1984)

Passed motion to continue to February 2, 1984

Vote 7-0

3:00 P.M. (Cont)

7. 83.212ECV - 54 McALLISTER STREET, BETWEEN LEAVENWORTH AND JONES STREETS, LOTS 9 AND 14 IN ASSESSOR'S BLOCK 349; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR HEIGHT EXCEEDING 40 FEET (APPROXIMATELY 112 FEET) IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL), PROPOSED RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) AND 240-H Height AND BULK DISTRICTS.
(Continued from the Regular Meeting of January 12, 1984)

Passed motion to continue to February 2, 1984.
Vote 7-0

8. 83.368C - 446 RANDOLPH STREET, NORTHEAST CORNER AT ARCH STREET, LOT 24 IN ASSESSOR'S BLOCK 7087; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A COMMUNITY CENTER IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved

Motion 9924M

Vote 7-0

9. 83.441ECZ - 3200 ARMY STREET FORMER COGSWELL COLLEGE), NORTHWEST CORNER OF FOLSOM STREET, LOT 1 IN ASSESSOR'S BLOCK 6572; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A 138 UNIT RESIDENTIAL PLANNED UNIT DEVELOPMENT, ALSO DESCRIBED UNDER ITEMS 10 AND 11.
(Continued from the Regular Meeting of January 12, 1984)

Denied/Appeal

Motion 9925M

Vote 6-0

Voting No: Commissioner Bierman.

10. 83.441ECZ - 3200 ARMY STREET (FORMER COGSWELL COLLEGE), NORTHWEST CORNER AT FOLSOM STREET, LOT 1 IN ASSESSOR'S BLOCK 6572; REQUEST TO RECLASSIFY PROPERTY FROM RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of January 12, 1984)

Approved

Resolution No. 9926

Vote 5-2

Voting No: Commissioner Bierman and Salazar.

11. 83.411ECZ - 3200 ARMY STREET, (FORMER COGSWELL COLLEGE), NORTHWEST CORNER AT FOLSOM STREET, LOT 1 IN ASSESSOR'S BLOCK 6572; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 138 DWELLING UNITS AND 138 PARKING SPACES, REQUIRING EXCEPTIONS FOR REAR YARDS, OFF-STREET PARKING, AND DENSITY IN RH-3 (HOUSE, THREE-FAMILY) AND RM-1 (MIXED RESIDENTIAL, LOW DENSITY DISTRICTS INITIATED RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of January 12, 1984)

Approved

Motion 9927M

Vote 6-1

Voting No: Commissioner Bierman

3:00 P.M. (Cont)

ADJOURNED: 8:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

#21
126/84
2 SPECIAL NOTE: THE COMMISSION WILL REQUEST SPEAKERS TO LIMIT THEIR TESTIMONY TO THREE MINUTES IF DELAYS TO SCHEDULE ARISE. WRITTEN COMMENTS IN ADVANCE ARE WELCOME.

✓ SAN FRANCISCO
✓ CITY PLANNING COMMISSION
✓ SUMMARY OF THE
REGULAR MEETING
HELD
✓ JANUARY 26, 1984
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

AUG 19 1985

PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

ABSENT: None.

2:00 P.M.

I. Current Matters.

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION ENDORSING PROPOSED CHARTER AMENDMENT TO PROHIBIT BUILDING CONSTRUCTION HAVING ADVERSE IMPACT BECAUSE OF SHADING AND SHADOWS ON THE RECREATIONAL USE OF PROPERTY UNDER THE JURISDICTION OF THE RECREATION AND PARKS COMMISSION.

Passed motion to continue to February 2, 1984.

Vote 7-0

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH THE CALIFORNIA ENVIRONMENTAL INTERN PROGRAM FOR AN AMOUNT NOT TO EXCEED \$11,900.

Approved

Resolution No. 9928

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

B. Commissioners' Questions and Matters.

2. 83.638ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTION 212 OF THE CITY PLANNING CODE REQUIRING CONDITIONAL USE AUTHORIZATION FOR CONVERSION OF DWELLING UNITS ABOVE THE GROUND STORY TO NON-RESIDENTIAL USE IN C-1 (NEIGHBORHOOD SHOPPING), C-2 (COMMUNITY BUSINESS) AND C-M (HEAVY COMMERCIAL DISTRICTS; SUBJECT TO THE PROVISIONS SET FORTH IN SECTION 303 OF THE CODE.

2:00 P.M. (Cont)

2. (Cont) Public testimony taken from the following:
1. Alton Chin, representing the Chinatown Coalition for Better Housing.
 2. Bruce W. Lilenthal, representing the Council of District Merchants.
 3. Malcolm Faunley, representing the South of Army Mission Merchants Association.
 4. Dick Morton, representing the San Francisco Chamber of Commerce.
 5. Mervyn Silberberg, representing San Franciscans for Neighborhood Enterprise.

Passed motion to continue indefinitely.

Vote 7-0

3. 83.637ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTIONS 242.2 THROUGH 242.10 OF THE CITY PLANNING CODE TO EXTEND FOR UP TO ONE YEAR THE PRESENT EXPIRATION DATE OF APRIL 19, 1984 FOR INTERIM NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS ON SACRAMENTO, FILLMORE, HAIGHT, CASTRO, UPPER MARKET-WEST, UPPER MARKET-EAST, 24TH STREET-NOE VALLEY, 24TH STREET-MISSION, AND VALENCIA STREETS.

Approved

Resolution No. 9929

Vote 7-0

4. 83.639ET - CONSIDERATION OF PROPOSED TEXT AMENDMENT TO SECTION 607(a) OF THE CITY PLANNING CODE LIMITING THE SIZE AND NUMBER OF GENERAL ADVERTISING SIGNS IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Public testimony taken from the following:

1. Yale Maxime, representing the Planning Conservation League.
2. Al Reed, representing Foster & Kleiser.
3. Dennis Menning, representing Gannett Outdoor Advertising.

Approved

Resolution No. 9930

Vote 5-2

Voting No: Commissioners Klein and Salazar.

3:00 P.M.

5. 83.558ED - 2139 GREEN STREET, LOT 22 IN ASSESSOR'S BLOCK 557; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 9-UNIT CONDOMINIUM WITH 5 STORIES OVER A 11-CAR PARKING GARAGE AFTER DEMOLITION OF EXISTING HOUSE.

3:00 P.M. (Cont)

5. (Cont) Public testimony taken from the following:
1. Ray Zambrano, the project architect.
 2. Robert Tallman, representing the DeGrazia family, owners of the adjacent property.
 3. Ann Rascich, a neighborhood resident.
 4. Louis DeGrazia, a neighborhood resident.
 5. Mrs. Ortesi, " " "
 6. Timothy Tosta, an attorney, representing the project sponsor.

Denied/Appeal

Motion 9931M

Vote 7-0

6. 83.558ED - 2139 GREEN STREET, LOT 22 IN ASSESSOR'S BLOCK 557; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8313077-S FOR THE PROPOSED CONSTRUCTION OF A 5-STORY, 9-UNIT CONDOMINIUM WITH PARKING GARAGE FOR 11 CARS.

Passed motion to take discretionary review.

Vote 7-0

7. 83.558ED - 2139 GREEN STREET, LOT 22 IN ASSESSOR'S BLOCK 557; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8313077-S FOR THE PROPOSED CONSTRUCTION OF A 5-STORY, 9-UNIT CONDOMINIUM WITH PARKING GARAGE FOR 11 CARS.

Passed motion to continue to February 23, 1984

Vote 7-0

4:00 P.M.

8. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, LOTS 1, 5A, 7 AND 35 IN ASSESSOR'S BLOCK 1630; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A PLANNED UNIT DEVELOPMENT, A FOUR-STORY SCHOOL FACILITY FOR ELEMENTARY AND ADULT EDUCATION TO INCLUDE THE RELOCATIONS AND/OR DEMOLITION OF ON-SITE STRUCTURES IN A RESIDENTIAL ZONING DISTRICT WITH EXCEPTIONS TO THE REQUIRED REAR YARDS IN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND 40-X HEIGHT AND BULK DISTRICTS.

Passed motion to continue to February 16, 1984.

Vote 6-0

Absent: Commissioner Klein.

4:00 P.M. (Cont)

9. 83.168EC - SOUTHWEST CORNER OF 14TH AVENUE AT BALBOA STREET, LOTS 1, 5A, 7 AND 35 IN ASSESSOR'S BLOCK 1630; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO CONSTRUCT A FOUR-STORY SCHOOL FACILITY FOR ELEMENTARY AND ADULT EDUCATION TO INCLUDE THE RELOCATIONS AND/OR DEMOLITION OF ON-SITE STRUCTURES IN A RESIDENTIAL ZONING DISTRICT WITH EXCEPTIONS TO THE REQUIRED REAR YARDS IN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND 40-X HEIGHT AND BULK DISTRICTS.

Passed motion to continue to February 16, 1984. Vote 6-0
Absent: Commissioner Klein.

5:00 P.M.

10. 82.583ETZ - ADJOINING CHINESE PLAYGROUND TO THE EAST, SOUTH AND WEST, BEING PORTIONS OF SIX BLOCKS GENERALLY BOUNDED BY CLAY STREET, GRANT AVENUE, CALIFORNIA AND MASON STREETS; PUBLIC HEARING ON A PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO AMEND REDUCTION OF HEIGHT LIMITS FOR AREA DESCRIBED ABOVE. THESE HEIGHT LIMITS ARE INTENDED TO PRESERVE SUNLIGHT ACCESS FOR A PLAYGROUND. THE AMENDMENT PROPOSED BY THE BOARD OF SUPERVISORS IS TO ADD AN ENDING DATE EIGHTEEN MONTHS FROM THE EFFECTIVE DATE OF ENACTMENT OF THE ORDINANCE TO ACCOMMODATE CONSIDERATION OF MORE COMPREHENSIVE PLANNING AND RE-ZONING STUDIES NOW IN PROGRESS IN THE CHINATOWN CORE.

Disapproved Resolution No. 9932 Vote 7-0

ADJOURNED: 6:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION AT 558-4656.

21
8/84

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 8, 1984
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT

AUG 23 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Karasick, Klein, Rosenblatt, Salazar and Wright.

ABSENT: Commissioners Bierman, Nakashima.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS TO BE CONSIDERED BY THE CITY
PLANNING COMMISSION.

Cancelled.

1:30 P.M.

1. Current Matters

A. Director's Report

1. INFORMATIONAL PRESENTATION ON 156 ELLIS STREET, AT NORTH FIFTH STREET; CONSTRUCTION OF A 2-STORY, 6,400 SQUARE-FOOT COMMERCIAL/ OFFICE BUILDING IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA. (83.86E)

Informational Presentation - No Action required.

B. Commissioners' Questions and Matters

2:00 P.M.

2. 83.600ETT - CHINATOWN-NORTH BEACH RESIDENTIAL HOTEL CONVERSION MORATORIUM. IN THE GENERAL AREA BEGINNING AT THE SOUTHWEST INTERSECTION OF SANSOME AND WASHINGTON STREETS, THEN NORTH ALONG SANSOME STREET TO GREEN STREET, THEN WEST ALONG GREEN STREET TO MONTGOMERY STREET, THEN SOUTH ALONG MONTGOMERY STREET TO VALLEJO STREET, THEN WEST ALONG VALLEJO STREET TO MASON STREET, THEN SOUTH ALONG MASON STREET TO CLAY STREET, THEN EAST ALONG CLAY STREET TO POWELL STREET, THEN SOUTH ALONG POWELL STREET TO SACRAMENTO STREET, THEN EAST ALONG SACRAMENTO STREET TO STOCKTON STREET, THEN SOUTH ALONG STOCKTON STREET TO BUSH STREET, THEN WEST ALONG BUSH STREET TO POWELL STREET, THEN SOUTH ALONG POWELL STREET TO SUTTER STREET, THEN EAST ALONG SUTTER STREET TO KEARNY STREET, THEN NORTH ALONG KEARNY STREET TO WASHINGTON STREET, THEN EAST ALONG WASHINGTON STREET TO THE POINT OF THE BEGINNING, BEING ALL OF ASSESSOR'S BLOCK 134, 143-148, 159-164, 175-180, 191-196, 209-212, 224-226, 241, 242, 257, 258, 270, 271, 285-287. ALSO UNDER CONSIDERATION: THE AREA BOUNDED BY KEARNY, WASHINGTON, MONTGOMERY AND SACRAMENTO STREET, BEING ALL OF ASSESSOR'S BLOCKS 208 AND 227 AND BOTH SIDES OF STREET FRONTAGES OF ALL BOUNDARY STREETS.

2:00 P.M. (Cont)

2. 83.600ETT (Cont)

AMENDING THE SAN FRANCISCO ADMINISTRATIVE CODE BY ADDING CHAPTER 418 THERETO, IMPOSING A MORATORIUM FOR TWELVE (12) MONTHS ON PERMITS TO CONVERT RESIDENTIAL HOTEL UNITS IN THE CHINATOWN-NORTH BEACH AREA, PROHIBITING CONVERSION OF UNITS, ESTABLISHING A CITIZENS' ADVISORY COMMITTEE, PROHIBITING PERMITS FOR SITES OF UNLAWFUL DEMOLITION, INCLUDING DEMOLITION ON OR AFTER NOVEMBER 15, 1983, AND ESTABLISHING PENALTIES.

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 12, 1984.

Vote: 5-0

Absent: Commissioners Bierman and Nakashima.

3. 83.522E - MARK HOPKINS HOTEL, #1 NOB HILL, LOT 2 IN ASSESSOR'S BLOCK 255; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED CONSTRUCTION OF A 5-STORY, 35,800 SQUARE-FOOT ADDITION TO THE SOUTH SIDE OF THE MARK HOPKINS HOTEL TO CONTAIN ABOUT 19,200 SQUARE FEET OF HOTEL ANCILLARY SPACE, 8,300 SQUARE FEET OF RESTAURANT AND FUNCTION SPACE AND ABOUT 8,300 SQUARE FEET OF STORAGE AND MECHANICAL SPACE.

(Continued from the Regular Meeting of March 1, 1984)

Appeal withdrawn - No action required.

4. 82.535C - 330 RANKIN STREET, ENTIRE FRONTAGE, WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5228; CONSIDERATION OF REVOCATION OF CONDITIONAL USE AUTHORIZATION FOR AN AUTOMOBILE WRECKING YARD DUE TO NON-COMPLIANCE WITH CONDITIONS OF OPERATION.

(Continued from the Regular Meeting of March 1, 1984)

Withdrawn - No action required.

5. 84.69D - 6507-6509 CALIFORNIA STREET, SOUTH SIDE BETWEEN 27TH AND 28TH AVENUES, Lot 47 IN ASSESSOR'S BLOCK 1406; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8401478, PROPOSING CONSTRUCTION OF A 3-STORY, 2-UNIT BUILDING.

Passed motion to continue to March 22, 1984.

Vote: 5-0

Absent: Commissioners Bierman and Nakashima.

6. 84.69D - 6507-6509 CALIFORNIA STREET, SOUTH SIDE BETWEEN 27TH AND 28TH AVENUES, LOT 47 IN ASSESSOR'S BLOCK 1406; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8401478, PROPOSING CONSTRUCTION OF A 3-STORY, 2-UNIT BUILDING.

Passed motion to continue to March 22, 1984.

Vote: 5-0

Absent: Commissioners Bierman and Nakashima.

March 8, 1984

2:00 P.M. (Cont)

7. 83.558ED - 2139 GREEN STREET, LOT 22 IN ASSESSOR'S BLOCK 557; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8313077-S FOR THE PROPOSED CONSTRUCTION OF A 5-STORY, 9-UNIT CONDOMINIUM WITH PARKING GARAGE FOR 11 CARS.

(Continued from the Rregular Meeting of March 1, 1984)

Public testimony taken from the following:

1. Ray Zambrano - the project sponsor and architect.
2. Bernard Berkov - a neighborhood resident.
3. W.M. Penny, Jr. - an attorney, representing the DeGrazia Family, residents of the neighborhood.
4. John Deifenbach - a neighborhood resident.
5. Ann Rascich - a neighborhood resident.
6. Robert London - a neighborhood resident.
7. Ann Roth - a neighborhood resident.
8. Beth Berkov - a neighborhood resident.
9. Tom Emerson - the Project Architect.

Passed motion of intent to approve and to continue to March 15, 1984.

Vote: 3-1

Absent: Commissioners Bierman, Nakashima, Rosenblatt and Salazar.

3:00 P.M.

8. 83.624ET - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS DISPLACING HOUSING (OHPP). PUBLIC HEARING BEFORE THE CITY PLANNING COMMISSION ON A PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO AMEND THE CITY PLANNING CODE BY ADDING SECTION 313, ESTABLISHING A REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS OF MORE THAN 50,000 SQUARE FEET AND FOR PROJECTS DISPLACING HOUSING, IN ORDER TO IMPOSE CONDITIONS ON APPROVAL OF PERMIT APPLICATIONS DESIGNED TO MITIGATE HOUSING PROBLEMS CAUSED BY THE PROJECTS. CERTAIN OTHER CODE SECTIONS WILL BE AMENDED TO CONFORM WITH THE SECTIONS.

NOTE: Proposed for continuatuion to a later date.

Passed motion to continue to April 12, 1984

Vote: 4-0

Absent: Commissioners Bierman, Nakashima and Rosenblatt.

3:00 P.M. (Cont)

9. 83.624ET - REVIEW PROCESS OF OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). PUBLIC HEARING BEFORE THE CITY PLANNING COMMISSION ON A PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO AMEND THE CITY PLANNING CODE BY ADDING SECTION 313, ESTABLISHING A REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS OF MORE THAN 50,000 SQUARE FEET AND FOR PROJECTS DISPLACING HOUSING, IN ORDER TO IMPOSE CONDITIONS ON APPROVAL OF PERMIT APPLICATIONS DESIGNED TO MITIGATE HOUSING PROBLEMS CAUSED BY THE PROJECTS. CERTAIN OTHER CODE SECTIONS WILL BE AMENDED TO CONFORM WITH THE SECTION.

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 11, 1984.

Vote: 4-0

Absent: Commissioners Bierman, Nakashima and Rosenblatt.

10. 83.18EC - 4150 - 17TH STREET OPPOSITE EUREKA STREET, LOTS 30, 30B, 30C AND 99 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE CONSTRUCTION OF A 48-UNIT, 4-STORY RESIDENTIAL DEVELOPMENT (COMPRISED OF 6 BUILDINGS) WITH 48 PARKING SPACES, AFTER DEMOLITION OF 2 EXISTING DWELLINGS, REQUIRING CONDITIONAL USE AUTHORIZATION.

(Continued from the Regular Meeting of February 16, 1984)

NOTE: The public hearing was closed on February 2, 1984.

Proposed for continuation to a later date.

Passed motion to continue to April 5, 1984.

Vote: 4-0

Absent: Commissioners Bierman, Nakashima and Rosenblatt.

11. 83.18EC - 4150 - 17TH STREET OPPOSITE EUREKA STREET, LOTS 30, 30B, 30C AND 99 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR UP TO 48 DWELLING UNITS AND 48 PARKING SPACES, REQUIRING EXCEPTIONS FOR REAR YARDS, OFF-STREET PARKING, AND DENSITY IN AN RH-3 (House, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of February 16, 1984)

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 5, 1984.

Vote: 4-0

Absent: Commissioners Bierman, Nakashima and Rosenblatt.

Adjourned: 4:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
255
21
1/14/85

≡ S U M M A R Y

≡ SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
≡ FEBRUARY 14, 1985
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
DEC 15 1985
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt, Salazar and Wright.

12:00 NOON

FIELD TRIP - To visit sites of Calendar Items 4, 5, 7 and 8.

CANCELLED

1:30 P.M.

1. CURRENT MATTERS

- A. Director's Report
 - 1. Consideration of a Resolution to submit a Supplemental Appropriation Request to reclassify on budgeted position.

APPROVED, RESOLUTION #10228

VOTE: 6-0

ABSENT: COMMISSIONER SALAZAR

B. Commissioners' Questions and Matters

2. 84.431ETZ - (TZ)

246 McALLISTER STREET - Consideration of Resolutions of intention to initiate the inclusion of 246 McAllister Street, Lot 5 in Assessor's Block 347 within the boundaries on the proposed interim and permanent North of Market Residential Special Use Districts, thereby changing the present C-3-G zoning district and 80-X Height and Bulk designation of the site.

APPROVED, RESOLUTION #'S 10229 and 10230

VOTE: 6-0

ABSENT: COMMISSIONER SALAZAR

3. ITEMS PROPOSED FOR CONTINUANCE

A. 84.431ETZ

NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT; area generally bounded by Post, Mason, Market, McAllister and Polk Streets; Whole Assessor's Blocks 302-305; 318-324; 332-339; 334; 693 and 741; Partial Assessor's Blocks 306; 317; 331; 340-341; 345-347; 349; 617-717; 739-740; 742 - Appeal of Preliminary Negative Declaration for interim and permanent amendments to the San Francisco Zoning Map and City Planning Code by adding Section 249A, thereby reclassifying portions of C-2, C-3-G, and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height

1:30 P.M. (Cont)3. ITEMS PROPOSED FOR CONTINUANCE (Cont)A. 84.431ETZ (Cont)

of 80 feet, permit ground-floor commercial space as-of-right with Conditional Use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed Special Use District adjacent to the core.

(Continued from the Regular Meeting of January 10, 1985)

NOTE: Proposed for continuation to February 21, 1985.

CONTINUED TO FEBRUARY 21, 1985

VOTE 6-0

ABSENT: COMMISSIONER SALAZAR

B. 84.431ETZ

NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT; in the general area consisting of RC-4 (Residential-Commercial Combined, High Density), C-2 (Community Business), C-3-G (Downtown General Commercial), and C-3-R (Downtown Retail) districts in an area generally described as from the southeast corner of the intersection at Polk and Post Streets, easterly to the intersection of Post and Taylor Streets, then southerly to the intersection of Taylor and Ellis Streets, then easterly to the intersection of Ellis and Mason Streets, then southerly to the intersection of Mason and Turk Streets, then westerly to the intersection of Turk and Taylor Streets, then southerly to the intersection of Taylor Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Jones Street, then southerly to the intersection of Jones and McAllister Streets, then westerly to the intersection of McAllister and Leavenworth Streets, then northerly to the intersection of Leavenworth Street and Golden Gate Avenue, then westerly to the intersection of Golden Gate Avenue and Hyde Street, then southerly to the intersection of Hyde and McAllister Streets, then westerly to the intersection of McAllister and Larkin Streets, then northerly to the intersection of Larkin and Turk Streets, then westerly to the intersection of Turk and Polk Streets, then northerly to the intersection of Polk and Post Streets, which area encompasses the whole Assessor's Blocks of 302, 303, 304, 305, 318, 319, 320, 321, 322, 323, 324, 332, 333, 334, 335, 336, 337, 338, 339, 344, 693 and 741, and the lots of the partial blocks indicated: 306/12, 15, 17; 317/407, 9, 10A, 11, 12-15, 17-18, 20, 24, 27; 330/1, 1A, 7-16; 341/1, 7-18; 341/8; 343/1, 8, 13-14, 16-17, 17A, 18; 345/1-2, 8-10, 12, 12A, 12B, 12C, 13, 15-16; 346/1, 6-7, 10-11, 13, 15; 347/6, 6A, 7, 9; 349/1-2, 4, 8-10, 10A, 11-14; 716/1, 1A, 2-4, 8-11; 717/1-2, 2A, 2B, 3-6, 8, 16-17; 739/3; 740/1, 3-4, 19-25; 742/1, 3, 10-13. (The draft code language and a map depicting this area are available at the Department of City Planning, 450 McAllister Street, 5th Floor.)

1:30 P.M. (Cont)3. ITEMS PROPOSED FOR CONTINUANCE (Cont)B. 84.431ETZ (Cont)

It is proposed to initiate interim and permanent amendments to the San Francisco Zoning Map and City Planning Code by adding Section 249A, thereby reclassifying the above portions of C-2, C-3-G, and C-3-R districts to RC-4 and creating the NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT. The proposed North of Market Residential Special Use District includes provisions that would prohibit the development of new tourist hotels, limit development to a height of 80 feet, permit ground-floor commercial space as-of-right with Conditional Use authorization for commercial space on the second story, establish a residential density ratio of one unit per 200 square feet of lot size for the core area of the North of Market Residential Special Use District, and a ratio of one unit per 125 square feet of lot size for the outer perimeter portion of the proposed Special Use District adjacent to the core.

(Continued from the Regular Meeting of January 10, 1985)

NOTE: Proposed for continuance to February 21, 1985.

CONTINUED TO FEBRUARY 21, 1985

VOTE: 6-0

ABSENT: COMMISSIONER SALAZAR

4. 84.493D

2927-2929 BRODERICK STREET - Consideration of Motion approving Building Permit Application No. 8405696 for proposed third floor addition subject to conditions imposed under discretionary powers of the City Planning Commission.

(Continued from the Regular Meeting of February 7, 1985)

APPROVED, MOTION #10235

VOTE: 4-1

VOTING NO: COMMISSIONER KARASICK

ABSENT: COMMISSIONERS KLEIN AND SALAZAR

5. 84.588D

485 - 34TH AVENUE, northwest corner of Geary Boulevard and 34th Avenue, Lot 16 in Assessor's Block 1466 - Discretionary Review of Building Permit Application No. 8412327 proposing construction of a mixed-use commercial/residential building.

(Continued from the Regular Meeting of January 31, 1985)

Public testimony taken from the following:

1. Valarie Tedeschi - the applicant.
2. Phil Denny - a neighborhood resident.
3. Ms. Eisenstein - a neighborhood resident.
4. Gwanda Davies - the Planning Association of the Richmond.
5. Norman Resnick.
6. John Bebbe.

DISAPPROVED, MOTION #10231

VOTE: 6-1

VOTING NO: COMMISSIONER KARASICK

1:30 P.M. (Cont)

6. 83.12D

2096-2098 CASTRO STREET, west side between Duncan and 28th Streets, Lot 51 in Assessor's Block 6604 - Discretionary Review of Building Permit Application No. 8206939 proposing construction of a 3-story, 2-unit building.

(Continued from the Regular Meeting of June 7, 1984)

CONTINUED TO MARCH 14, 1985

VOTE: 6-0

ABSENT: COMMISSIONER SALAZAR

2:30 P.M.

7. 85.17UD

2275 MARKET STREET, south side between 16th and Sanchez Streets, Lot 13 in Assessor's Block 3559 - Discretionary Review of Building Permit Application No. 8412853 to combine 14 vacant storefronts into a single establishment with over 2,500 square feet of floor area and a frontage of over 30 feet (the Castro Market Place) in a C-2 (Community Business) district within an area proposed for inclusion as a Neighborhood Commercial District.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW

VOTE: 7-0

8. 85.17UD

2275 MARKET STREET, south side between 16th and Sanchez Streets, Lot 13 in Assessor's Block 3559 - Consideration of Discretionary Review of Building Permit Application No. 8412853 to combine 14 vacant storefronts into a single establishment with over 2,500 square feet of floor area and a frontage of over 30 feet (the Castro Market Place) in a C-2 (Community Business) district within an area proposed for inclusion as a Neighborhood Commercial District.

APPROVED, MOTION #10232

VOTE: 7-0

9. 85.42ZME

A portion of the MORAGA STREET right-of-way at its intersection with 7th Avenue - Property proposed for deletion from the City-wide recreation and open space map contained in the Recreation and Open Space Element of the Master Plan.

APPROVED, RESOLUTION #10233

VOTE: 6-0

ABSENT: COMMISSIONER SALAZAR

10. 85.42ZME

A portion of the MORAGA STREET right-of-way at its intersection with 7th Avenue - Request to reclassify property from an OS (Open Space) to a 40-X Height and Bulk District.

APPROVED, RESOLUTION #10234

VOTE: 6-0

ABSENT: COMMISSIONER SALAZAR

2:30 P.M. (Cont)

11. 83.36C

21-25 SCOTLAND STREET, southwest corner at Greenwich Street, Lot 33 in Assessor's Block 90 - Reconsideration by the City Planning Commission pursuant to a Court Order of an application for Conditional Use to PERMIT COMMERCIAL USE ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and in the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District.
(Continued from the Regular Meeting of January 17, 1985)

Public testimony taken from the following:

1. Matthew Quint - representing the applicants.
2. Margaret Corrigan - the Telegraph Hill Dwellers.
3. Jane Winslow - the Telegraph Hill Dwellers.
4. Tammy Koster - the North Beach Neighbors.

CLOSED THE PUBLIC HEARING AND
CONTINUED TO FEBRUARY 28, 1985

VOTE: 7-0

12. 84.304C

17 OSGOOD PLACE, west side between Broadway and Pacific Avenue, Lot 15 in Assessor's Block 164 - Request for authorization of Conditional Use for OFFICES ABOVE THE GROUND FLOOR in a C-2 (Community Business) district and in the Interim North Beach Neighborhood Commercial Housing Conservation Special Use District.
(Continued from the Regular Meeting of February 7, 1985)

CONTINUED TO FEBRUARY 21, 1985

VOTE: 7-0

13. 83.624ET

APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP).
(Continued from the Regular Meeting of January 10, 1985)

CONTINUED TO MARCH 14, 1985

VOTE: 7-0

14. 83.624ET

REVIEW PROCESS FOR OFFICE DEVELOPMENT PROJECTS AND OTHER PROJECTS DISPLACING HOUSING (OHPP). Public hearing before the City Planning Commission on a proposal initiated by the Board of Supervisors to amend the City Planning Code by adding Section 313, establishing a review process for office development projects of more than 50,000 square feet and for projects displacing housing, in order to impose conditions on approval of permit applications designed to mitigate housing problems caused by the projects. Certain other Code sections will be amended to conform with this section.
(Continued from the Regular Meeting of January 10, 1985)

Public testimony taken from the following:

1. Bill Witte - Mayor's Office of Housing and Economic Development.
2. John Elberling.
3. Pamela Duffy.
4. Calvin Welch - Council of Community Housing Organizations.

2:30 P.M. (Cont)

14. 83.624ET (Cont)

Public testimony taken from the following: (Cont)

5. Mark Dragum.
6. Rafael Cedillos.
7. Sue Hestor.
8. John Bardis.

CONTINUED TO MARCH 14, 1985

Vote: 7-0

15. 84.565E/84.397C

345 CALIFORNIA STREET, south side between Battery and Sansome Streets, Lots 2, 6, 13, and 14 in Assessor's Block 261 - Change use of 110,000 square feet of floor area (top 11 stories of a 47-story mixed-use building now under construction) from 55 luxury residential units to a 162-room hotel.

(Continued from the Regular Meeting of January 17, 1985)

Public testimony taken from the following:

1. Terry O'Hare - representing the Project Sponsor.
2. Sue Hestor - San Franciscans for Reasonable Growth.
3. Zane Gresham - representing the Project Sponsor.
4. Calvin Welch.

DENIED APPEAL, MOTION #10236

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

16. 84.397C

345 CALIFORNIA STREET, the mid-block portion of the block bounded by California, Sansome, Pine and Battery Streets, Lots 2, 6, 13, and 14 in Assessor's Block 261 - Request for modification of Conditional Use previously authorized under Resolution No. 9418 (June 10, 1982) to permit additional floor area for the project to be used for a 160-room hotel rather than for 55 luxury residential condominium units.

(Continued from the Regular Meeting of January 17, 1985)

APPROVED, MOTION #10237

VOTE: 6-1

VOTING NO: COMMISSIONER BIERMAN

Adjourned: 7:30 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and Reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-3055 for information.

NOTE: For information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 21, 1985
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT

APR 11 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: Nothenberg

1:30 P.M.

1. CURRENT MATTERS
 - A. Director's Report
 - B. Commissioners' Questions and Matters

2:00 P.M.

2. 85.62R
WESTERN ADDITION PROJECT AREA A-1, REVIEW CONSISTENCY WITH THE MASTER PLAN FOR AMENDMENTS TO OFFICIAL REDEVELOPMENT PLAN FOR THE WESTERN ADDITION APPROVED REDEVELOPMENT PLAN PROJECT AREA A-1.

Public testimony taken from the following:

1. Redmon Kuman, Acting Executive Director, San Francisco Redevelopment Agency.
2. Thomas Conrad, Chief of Planning, San Francisco Redevelopment Agency.

Passed a motion to find MASTER PLAN CONFORMITY.

Vote 5-0

Absent: Commissioners Nothenberg and Salazar.

3. 84.571RE
POLK AND BUSH STREETS, SOUTHWEST CORNER, LOT 12 IN ASSESSOR'S BLOCK 669, REVIEW CONSISTENCY WITH MASTER PLAN FOR THE ACQUISITION OF PROPERTY FOR AN OFF-STREET PARKING FACILITY.

NOTE: Continued to March 28, 1985

Vote 6-0

Absent: Nothenberg

4. 85.45D
3921 GEARY BLVD., SOUTH SIDE BETWEEN 3RD AND 4TH AVENUES, LOT 40 IN ASSESSOR'S BLOCK 1541, CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION #8500562 TO INSTALL A BANK IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Action postponed to be calendered for later date.

5. 85.45D
3921 GEARY BLVD., DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION #7500562.

2:00 P.M. (Cont)

5. 85.45D

Action postponed to be calendered for later date.

6. 83.12D

2096 CASTRO STREET, WEST SIDE BETWEEN DUNCAN AND 28TH STREETS, LOT 51 IN ASSESSOR'S BLOCK 6604; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION #8206939 PROPOSING CONSTRUCTION OF A 3-STORY 2-UNIT BUILDING.

(CONTINUED FROM THE REGULAR MEETING OF JUNE 7, 1984)

NOTE: Continued to May 2, 1985

Vote 5-0

Public testimony taken from the following:

1. Dr. F. C. Yanni, Co-Applicant.
2. William J. Murphy, Representing the Applicant.
3. Jack Wholey, representing residents of the nearby neighborhood.
4. Bill Levin " " " " "
5. Simon Chefny, a neighborhood resident.
6. Joe Pachelli, " " "
7. Brent Peterson " " "
8. Dalmitch Travadio " " "

Absent: Nothenberg and Salazar.

7. 84.209EC

515 HOWARD STREET, SOUTH SIDE BETWEEN 1ST AND 2ND STREETS, LOT 116 IN ASSESSOR'S BLOCK 3736; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A TEMPORARY 100-STALL PARKING LOT IN AN INTERIM C-3-0 (SD) ZONING DISTRICT AND AN INTERIM 200-S HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of March 7, 1985)

Approved

Motion 10265

Vote 6-0

Absent: Commissioner Nothenberg

8. 82.418EVAD

1171 SANSOME STREET NEAR GREEN, A THROUGH LOT TO CALHOUN PLACE, LOT 40 IN ASSESSOR'S BLOCK 113; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION #8206714S TO CONSTRUCT A SEVEN-STORY OVER BASEMENT MIXED-USE 13-UNIT RESIDENTIAL OVER OFFICE OVER PARKING BUILDING IN A C-2 (COMMUNITY BUSINESS) AND RH-3 (HOUSE, THREE-FAMILY) DISTRICT WITH THE STRUCTURE WITHIN THE C-2 (EAST) HALF OF THE LOT AND WITHIN AN 84-E HEIGHT AND BULK DISTRICT.

Public testimony taken from the following:

1. Vincent Tai, the project architect.
2. Eric McQueren, representing the project sponsor.

2:00 P.M. (Cont)

8. (Cont) Public testimony taken from the following:
3. Betty Rader, a neighborhood resident.
4. Greg Jones, " " "
5. Margaret Wafmy, representing the Telegraph Hill Dwellers.
6. Jane Winslow, " " " " " "

Approved Motion 10267 Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Nothenberg.

3:30 P.M.9. 85.41L

LIBERTY HILL HISTORIC DISTRICT, AN AREA ROUGHLY BOUNDED BY 20TH, FAIR OAKS, HILL AND SAN CARLOS STREETS, CONSISTING OF LOTS 1, 12A, 12B, 13-23, 32-40, 35A, 36A, 42-56, 56A, 56B, 61-76 AND 70A IN ASSESSOR'S BLOCK 3607, LOTS 6, 11-33, 25A, 37-51, 44A, 52A, 53-58, 60, 64-71, 73, 74 and 78 IN ASSESSOR'S BLOCK 3608, LOTS 32-39, 41, 42, 46-77, 85-90, 92-99, 105-113 IN ASSESSOR'S BLOCK 3609, LOTS 53 AND 55 IN ASSESSOR'S BLOCK 3616, LOTS 8A, 31-42, 44-46, 48-78, 60A AND 80 IN ASSESSOR'S BLOCK 3617, LOTS 1-12, 4A, 39A, 39B, 39C, 37-57, 49A, 55A, 61-64, 68-70 IN ASSESSOR'S BLOCK 3618; ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE SITES AND THEIR BUILDINGS AS THE LIBERTY HILL HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Public testimony taken from the following:

1. Earl Moss - The Victorian Alliance.
2. Risa Titlebaum, a Liberty Hill Neighborhood resident.
3. Leroy Looper, " " " " "
4. Grant DeHart - The Foundation for San Francisco's Architectural Heritage.
5. Jean Kortum - Landmarks Preservation Advisory Board.
6. John Becham - Pacific Heights Residents Association.
7. Anne Bloomfield " " " "

Approved Resolution No. 10266 Vote 4-1
Voting No: Commissioner Karasick.

3:30 P.M. (Cont)

10. 83.311E

299 SECOND STREET, LOTS 27, 29 AND 35 IN ASSESSOR'S BLOCK 3736;
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSAL
TO CONSTRUCT A 16-STORY, 200-FOOT-TALL OFFICE BUILDING WITH GROUND
LEVEL RETAIL AND RESTAURANT SPACE AND WITH A TOTAL GROSS FLOOR AREA OF
APPROXIMATELY 329,025 SQUARE FEET.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nothenberg.

NOTE: A CERTIFIED COURT REPORTER (ADAMS) WAS PRESENT. AN OFFICIAL
TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES,
IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

ADJOURNMENT: 5:00 P.M.

NOTE ON APPEALS: COMMISSION ACTION ON CONDITIONAL USES, SPECIAL USES,
AND RECLASSIFICATIONS MAY BE APPEALED TO THE BOARD OF SUPERVISORS
WITHIN 30 DAYS. CALL (415) 558-3184 FOR INFORMATION. COMMISSION
ACTIONS AFTER DISCRETIONARY REVIEW MAY BE APPEALED TO THE BOARD OF
PERMIT APPEALS WITHIN 10 DAYS OF ACTION BY THE CENTRAL PERMIT BUREAU.
CALL (415) 558-3055 FOR INFORMATION.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL
LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION
AT (415) 558-4656.

S U M M A R Y

SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 10, 1985
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

DEC 15 1985

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Allen, Bierman, Hemphill, Karasick, Nakashima,
Rosenblatt and Wright.

1:30 P.M.

A. DIRECTOR'S REPORT

1. Consideration of a Resolution authorizing the Director of Planning to enter into a contract for \$75,000 with the Center for Environmental Change to conduct a seismic safety study.

APPROVED, RESOLUTION #10444

VOTE: 7-0

2. FOLSOM STREET

Consideration of Resolution of Intent to reclassify property bounded by Folsom, Spear, Harrison and Beale Streets, excluding the property occupied by 100 Harrison Street, from RC-4 to P.

APPROVED, RESOLUTION #10445

VOTE: 7-0

B. COMMISSIONERS' QUESTIONS AND MATTERS

1:45 P.M.

C. REGULAR CALENDAR

1. NOB HILL, an area consisting generally of Jones Street between Washington and California Streets, Sacramento Street between Jones and Powell Streets, and California Street between Jones and Mason Streets - Reclassification of an existing 160-foot Height Limit District to a 65-foot Height Limit District along Jones Street and an 85-foot Height Limit District for the remainder of the area as depicted in the "Nob Hill Height Study" available to the public at the Department of City Planning, 450 McAllister Street, 5th Floor. Currently, this entire area is subject to an interim reduction of the height limit to 65 feet.
(Proposed for continuation to October 31, 1985)

CONTINUED TO OCTOBER 31, 1985

VOTE: 7-0

1:45 P.M. (Cont)

C. REGULAR CALENDAR (Cont)

2. 85.229C

1190 VAN DYKE AVENUE, blocks bounded by Hawes Street, Underwood Avenue, Griffith Street and Wallace Avenue, Lots 22-23 and 25-26 in Assessor's Block 4813 - Request for authorization of Conditional Use to permit an AUTOMOBILE WRECKING FACILITY in a M-1 (Light Industrial) district.

(Continued from the Regular Meeting of October 3, 1985)

APPLICATION INCOMPLETE! NO ACTION POSSIBLE!

3. 85.317T

AMENDING THE SAN FRANCISCO ADMINISTRATIVE CODE by amending Section 41.5 thereof to provide that hotels owned, leased or operated by non-profit organizations, which contained no permanent residents on September 23, 1979, may file with the Superintendent of the Bureau of Building Inspection to be exempted from status as a residential hotel.

APPROVED, RESOLUTION #10446

VOTE: 7-0

4. 85.276ECV

1700 HAIGHT STREET, northwest corner at Cole Street, Lot 7 in Assessor's Block 1229 - Request for authorization of Conditional Use for MIXED USE COMMERCIAL/RESIDENTIAL BUILDING with 20 apartments; 9,000 square feet of commercial space and 38 parking spaces. This application was heard at the Regular Meeting of October 3, 1985. This October 10, 1985 meeting is to consider findings and appropriate conditions for approval of the proposed Conditional Use.

APPROVED, MOTION #10447

VOTE: 7-0

5. 85.365C

3841 - 24TH STREET, south side between Vicksbury and Church Streets, Lot 35A in Assessor's Block 6509 - Request for authorization of Conditional Use to CONVERT A DWELLING TO COMMERCIAL USE in a C-2 (Community Business) district and in the 24th Street-Noe Valley Neighborhood Commercial district.

(Continued from the Regular Meeting of October 3, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

6. 83.447EA

150 GREEN STREET, northeast corner at Sansome Street, Lot 8 in Assessor's Block 112 - Certification of Environmental Impact Report for the construction of a 6-story, 66,260 square-foot commercial office building within the Northeast Waterfront Historic District, following DEMOLITION OF A BUILDING CONSIDERED COMPATIBLE with the character of said Historic District.

(Continued from the Regular Meeting of October 3, 1985)

APPROVED, MOTION #10448
VOTING NO: COMMISSIONER BIERMAN

VOTE: 6-1

1:45 P.M. (Cont)

C. REGULAR CALENDAR (Cont)

7. 83.447EA

150 GREEN STREET, northeast corner at Sansome Street, Lot 8 in Assessor's Block 112 - Consideration of an application for a CERTIFICATE OF APPROPRIATENESS for new construction of a 6-story, 66,260 square-foot commercial office building within the Northeast Waterfront Historic District, following DEMOLITION OF A BUILDING CONSIDERED COMPATIBLE with the character of said Historic District; acting on the recommendation of the Landmarks Preservation Advisory Board, to suspend the demolition permit and approve an alternative project which would rehabilitate the existing Sperry Flour Co.
(Continued from the Regular Meeting of October 3, 1985)

APPROVED, MOTION #10449
VOTING NO: COMMISSIONER BIERMAN

VOTE: 6-1

2:00 P.M.

8. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", a portion of Assessor's Block 4991 - Certification of the subsequent Environmental Impact Report on Executive Park Development Plan Amendment, a project to revise a previously approved development plan in order to build a mixed-use development containing approximately 1.15 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 45,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and approximately 4,070 parking spaces requiring reclassification of Height and Bulk limits from 40-X and 230-G, 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I, revision of the South Bayshore Element of the Master Plan and Conditional Use approval for a PLANNED UNIT DEVELOPMENT.

(Continued from the Regular Meeting of September 19, 1985)
(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

9. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", a portion of Assessor's Block 4991 - Consideration of an amendment to the South Bayshore Element of the Master Plan of the City and County of San Francisco by adding the "EXECUTIVE PARK SUBAREA PLAN" for office, hotel, retail and residential development with parking in the area between Bayview Hill, the Candlestick Cove Shoreline, Candlestick Stadium and the James Lick Freeway.

(Continued from the Regular Meeting of September 19, 1985)
(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

2:00 P.M. (Cont)

C. REGULAR CALENDAR (Cont)

10. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86 and 87 in Assessor's Block 4991 - AMENDMENTS TO MASTER PLAN LAND USE MAP, RESIDENCE ELEMENT DENSITY MAP, AND URBAN DESIGN ELEMENT HEIGHT AND BULK MAPS in conjunction with AMENDMENTS TO THE SOUTH BAYSHORE AREA PLAN, INCLUDING THE SUBAREA PLAN FOR SAN FRANCISCO EXECUTIVE PARK.

(Continued from the Regular Meeting of September 26, 1985)

(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

11. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86 and 87 in Assessor's Block 4991 - Request to RECLASSIFY properties from 40-X and 230-G Height and Bulk District to a 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I HEIGHT AND BULK DISTRICT. Maps showing the eight subareas requested for reclassification are available for review at the Department of City Planning.

(Continued from the Regular Meeting of September 19, 1985)

(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

12. 81.197RSEMZC

BAYSHORE FREEWAY AT COUNTY LINE, east side between Bayview Hill and Shoreline, "San Francisco Executive Park", Lots 75, 85, 86 and 87 in Assessor's Block 4991 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT TO ALLOW FOR MODIFICATION OF CODE REQUIREMENTS FOR LOCATION OF RESIDENTIAL REAR YARDS, AND FOR MODIFICATION OF CODE REQUIREMENTS FOR PARKING TO BASE THE AMOUNT OF PARKING REQUIRED FOR OFFICE USES ON THE RESULTS OF A TRANSPORTATION MANAGEMENT PROGRAM DESIGNED TO REDUCE AUTO USAGE, in conjunction with development of a mixed-use development including approximately 1.15 million square feet of office space, approximately 234,000 square feet of hotel space, approximately 45,000 square feet of retail and restaurant space, approximately 425,000 square feet of residential space (600 units), and not more than 4,070 parking spaces in a C-2 (COMMUNITY BUSINESS) DISTRICT and a 40-X and 230-G HEIGHT AND BULK DISTRICT proposed for reclassification to a 60-X, 80-X, 100-G, 140-H, 165-I, and 200-I HEIGHT AND BULK DISTRICT. The Development Plan for the project is available for review at the Department of City Planning.

As provided in Section 313 of the City Planning Code, the Office Affordable Housing Production Program (OAHP), and based on a proposed 1,150,000 square feet of office floor area, the project is subject to the OAHP requirement to construct 443.9 housing units, 62% of which must be affordable to low- or moderate-income household, or to pay an in-lieu fee of \$6,141,000.

2:00 P.M. (Cont)

C. REGULAR CALENDAR (Cont)

12. 81.197RSEMZC (Cont)

As provided in Section 411 of the City Planning Code, Child Care Requirements for Office Development, and based on a proposed 1,150,000 square feet of office floor area, the project is subject to the requirement to provide an on-site child care facility of 11,500 square feet in floor area, or to pay an in-lieu fee of \$1,150,000.

(Continued from the Regular Meeting of September 19, 1985)

(Proposed for continuation to October 17, 1985)

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

13. 85.413E

Appeal of the Preliminary Negative Declaration for proposed interim controls prohibiting the conversion or demolition of residential units in the area bounded by Broadway on the north, Bush Street on the south, Kearny Street on the east, and Mason Street on the west.

WITHDRAWN! NO ACTION REQUIRED!

14. 85.453E

Appeal of the Preliminary Negative Declaration for proposed interim controls prohibiting the conversion or demolition of residential units in the area bounded by Greenwich on the north, Bush Street on the south, Sansome Street on the east, and Mason Street on the west.

CONTINUED TO OCTOBER 17, 1985

VOTE: 7-0

Adjourned: 6:15 P.M.

NOTE ON APPEALS: Commission Action on Conditional Uses, Special Uses, and ReClassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 558-3184 for information. Commission Actions after Discretionary Review may be appealed to the Board of Permit Appeals within 10 days of action by the Central Permit Bureau. Call (415) 558-4421 for information.

NOTE: For Information Related To Any Of The Above Matters, Please Call Lee Woods, Administrative Secretary, City Planning Commission, At (415) 558-4656.

